

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
June 18, 2013

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, June 18, 2013 at approximately 8:35 a.m. at the CHA Corporate Offices, located at 60 East Van Buren, 12th Floor Loft in Chicago, IL.

Chairwoman Z. Scott called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly Dr. Mildred Harris Harriet Johnson Bridget Reidy Z. Scott Rodrigo Sierra
Absent:	Adela Cepeda Mark Cozzi Myra King Jack Markowski

Also present were Charles Woodyard, Chief Executive Officer; Scott Ammarell, Chief Legal Officer; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Chairwoman Scott announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately an hour to discuss personnel related matters, pending, probable or imminent litigation and the purchase of lease of real estate property.

The Commissioners subsequently reconvened in Open Session and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly Adela Cepeda Dr. Mildred Harris Harriet Johnson Myra King John Markowski Bridget Reidy Rodrigo Sierra Z. Scott
Absent:	Mark Cozzi

There being a quorum present, the meeting duly convened and business was transacted as follows:

After Motion Made by Commissioner Sierra and seconded by Commissioner Harris the Closed Meeting Minutes and Regular Board Meeting Minutes of May 21, 2013 were unanimously approved as submitted.

Commissioner Harriet Johnson then presented the report of the Personnel Committee. Per Commissioner Johnson, the Personnel Committee meeting was held on Monday, June 10, 2013 at approximately 9:00 a.m. at the 60 East Van Buren Corporate Offices. Committee members voted to go into Closed Meeting to discuss personnel related matters. The Personnel Committee subsequently met in Open Session and amended Item #1 to include the offer of employment for the position of Director of Capital Construction. Said resolution was also presented to the full Board in today's Closed Meeting.

On behalf of the Personnel Committee, Commissioner Johnson then presented a Motion for approval of amended Item 1:

(Item 1)

RESOLUTION NO. 2013-CHA-39

WHEREAS, The Board of Commissioners has reviewed staff amended memorandum dated June 18, 2013 entitled "ACCEPTANCE OF PERSONNEL ACTION REPORTS FOR THE MONTH OF MAY 2013 and OFFER OF EMPLOYMENT FOR THE POSITION OF CAPITAL CONSTRUCTION", and concurs in the recommendation contained therein;

THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the personnel actions contained in the personnel reports for the period May 1, 2013 thru May 31, 2013 is hereby accepted.

THAT, the Board of Commissioners hereby approves the recommendation of the Personnel Committee to make an offer of employment for the position of Director of Capital Construction.

The Motion to adopt amended resolution for Item 1 was seconded by Commissioner Reidy and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda Dr. Mildred Harris Harriet Johnson Myra King Jack Markowski Bridget Reidy Z. Scott Rodrigo Sierra
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

Commissioner Mildred Harris, Chairwoman of the Tenant Services Committee, then presented her report. Per Commissioner Harris, the Tenant Services Committee meeting was held on Wednesday, June 12 at approximately 1:05 p.m. at the 60 E. Van Buren Corporate Offices.

On behalf of the Tenant Services Committee, Commissioner Harris presented an Omnibus Motion for the approval of Items 2, 3 and 4.

(Item 2)

The Chicago Housing Authority provides services to CHA residents that need to relocate due to activities related to CHA's Plan Forward, including planned rehabilitation or demolition of CHA units, CHA-initiated transfers in accordance with CHA's Admissions and Continued Occupancy Policy (ACOP), moves for families satisfying their Right of Return under the Relocation Rights Contract, and emergency relocation situations. CHA estimates more than 3,000 families will require moving assistance during the base term of the awarded contracts, not inclusive of emergency transfers and other move types. In February 2013, the CHA advertised a Request for Proposal (RFP) to provide moving services for CHA residents. Of the 7 respondents to the RFP, the Evaluating Committee recommended award of contract to the following 4 highest scored vendors to ensure capacity for the volume of moves and provide adequate coverage for emergency relocations: Big O Moving & Storage, Inc., Smith Movers, Inc., Midway Moving & Storage, Inc. and Aaron Brothers Moving System, Inc. Big O has provided moving services to the Chicagoland area for more than 30 years. Smith has provided residential and government moving services in the Chicagoland area for more than 41 years. Midway has provided residential moving services in Chicago since 1987. Aaron Brothers has provided moving services to the Chicago area for more than 40 years. All four (4) contractors have the ability to conduct multiple daily moves, emergency transfers and provide long term storage. Accordingly, the resolution for Item 2 recommends award of contract to the below stated 4 companies.

RESOLUTION NO. 2013-CHA-40

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 12, 2013 entitled “AUTHORIZATION TO ENTER INTO CONTRACTS WITH BIG O MOVING & STORAGE, INC., SMITH MOVERS, INC., MIDWAY MOVING & STORAGE, INC., AND AARON BROTHERS MOVING SYSTEM, INC. TO PROVIDE MOVING SERVICES FOR CHA RESIDENTS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into contracts with Big O Moving & Storage, Inc., Smith Movers, Inc., Midway Moving & Storage, Inc., and Aaron Brothers Moving System, Inc., in individual contract amounts not-to-exceed \$602,370, for an aggregate amount not-to-exceed \$2,409,480, to provide moving services for CHA residents for a two-year base period, with two (2) additional one-year options.

This award is subject to the Contractors’ compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

(Item 3)

The Resident Services Division provides a wide range of housing and social services to residents who utilize its public housing and Housing Choice Voucher (HCV) subsidy programs. Services include, but are not limited to, housing stability services, education and employment, youth and senior services and clinical mental health services. As part of CHA’s Plan Forward, Resident Services has reimagined its service model to provide individual targeted services to residents. In order to better understand and communicate the impact of the services offered to residents, Resident Services desires to have an impact analysis completed. The impact analysis will measure both fiscal and social return on CHA’s investment in the services offered through its more than 50 contracted service providers. Additionally, the data gathered will be utilized to continuously inform ongoing decisions in improving CHA’s service provision. Based on the solicitation released by CHA in April 2013 and advertised in area newspapers, BuySpeed and the CHA website, two proposals were received. Based on the recommendation of the Evaluation Committee, the resolution for Item 3 approves award of contract to Mission Measurement, LLC. Mission Measurement is an evaluation and strategy consulting firm that helps clients measure and evaluate social impact and create value through social change. They focus on solving social problems and solutions that are measureable, enduring and that deliver social and economic value. Since 2005, Mission Measurement has helped government agencies, foundations, non-profits and private companies to solve social problems by measuring, maximizing and selling their impact.

RESOLUTION NO. 2013-CHA-41

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 12, 2013 entitled “AUTHORIZATION TO ENTER INTO A CONTRACT WITH MISSION MEASUREMENT, LLC TO CONDUCT AN IMPACT ANALYSIS OF RESIDENT SERVICES’ PROGRAMS AND ACTIVITIES”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Mission Measurement, LLC for an amount of \$292,104.79 to conduct an impact analysis of Resident Services’ programs and activities for a term of one-year.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

(Item 4)

A Request for Proposal (RFP) was advertised in March 2013 requesting oversight, maintenance and program coordination services at CHA Computer labs. CHA operates and maintains computer labs in senior and family buildings and community buildings throughout its housing portfolio that assist in bridging the technology gap that exists in many low income communities. Currently, there are eight fully operational labs that will be supported through this initiative and two additional labs scheduled to be completed by July. This solicitation was advertised in area newspapers and on the CHA website. Thirty-five vendors picked up a copy of the RFP, however, only one company, TEC Services, responded to the solicitation. Accordingly, the resolution for Item 4 approves award of contract to

TEC Services to provide oversight, maintenance and program coordinating at CHA Computer Labs. Staff contacted vendors who picked up the RFP to understand why they did not respond. The 10 who responded to the inquiry provided reasons including not having the technical support needed, timing and not having the capability to complete the scope of work. For more than 20 years, TEC Services has provided education and technology solutions for a large client base, including multiple public and governmental agencies. Since 2008 TEC Services has served as a partner in CHA's workforce development initiatives, first through the Resident Opportunity for Self Sufficiency grant from HUD and then through the Broadband Technology Opportunities Program. Through these programs, TEC Services has trained and/or employed hundreds of CHA residents. TEC Services will utilize the relationships it has created over the past five (5) years to continue to provide high quality and customized education and technology services for CHA residents. The proposed program will provide: 1) oversight and supervision during lab hours; 2) maintenance of CHA computer lab equipment; and 3) coordination of a menu of programming for CHA residents. Additionally, the program will provide intensive technology, customer services and workforce development training to CHA residents and assistance in placing successful completers in employment opportunities both in the CHA labs and within the technology industry.

RESOLUTION NO. 2013-CHA-42

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 12, 2013 entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH TEC SERVICES, INC. TO PROVIDE OVERSIGHT, MAINTENANCE AND PROGRAM COORDINATION AT CHA COMPUTER LABS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with TEC Services, Inc. to provide oversight, maintenance and program coordination at CHA computer labs in an amount not-to-exceed \$3,465,000 for a two-year base period, with two (2) additional one-year options.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

The Motion to adopt resolutions for Item 2, 3 and 4 was seconded by Commissioner Johnson and the voting was as follows:

Ayes:

Deverra Beverly
Adela Cepeda
Dr. Mildred Harris
Harriet Johnson
Myra King
Jack Markowski
Bridget Reidy
Z. Scott
Rodrigo Sierra

Nays:

None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Commissioner Bridget Reidy, Chairwoman of the Operations and Facilities Committee, then presented her report. Per Commissioner Reidy, the Operations Committee Meeting was held on Wednesday, June 12, 2013 at approximately 1:05 p.m. at the CHA Corporate Offices. Present at the meeting were Commissioners Beverly, Cepeda, Markowski and Harris. Present also, but not counted as part of the quorum, was Commissioner King. Commissioners were briefed by staff and voted on items appearing on the Operations and Facilities Committee Agenda.

On behalf of the Operations and Facilities Committee members, Commissioner Reidy then presented a Motion for the approval of Item 5.

(Item 5)

The resolution for Item 5 approves contract award to Teska Associates, Inc. to provide Master Planning Services for the Revitalization Efforts at Altgeld Gardens. Altgeld Gardens (Altgeld) and Murray Homes (Murray, collectively Altgeld-Murray) is located in the Riverdale community on the south east side of the City of Chicago, bounded by 130th Street (n), 134th Street (s), Cook County

Forest Preserves (e) and St. Lawrence Avenue (w). Construction of Altgeld Gardens was begun in 1943 and was originally designed to house returning WWII military personnel. Murray Homes was built in 1954. Altgeld-Murray is located on approximately 169 acres and houses approximately 2,000 residential units (1,498 Altgeld Gardens and 500 Phillip Murray Homes). To date, the CHA's Capital Improvement program rehabilitated 1,323 units (1,009 units at Altgeld Gardens and 314 units at Phillip Murray Homes) with new renovated bathrooms, updated kitchens, modern lighting fixtures and heating/cooling systems as well as exterior work that included landscaping, laundry facilities, street improvements, and underground infrastructure systems. Currently 635 units remain un-rehabilitated and closed. The 1323 homes represent the largest family development in CHA's portfolio. Teska Associates, will be required to lead a master planning process that will explore and analyze existing conditions, potential land uses, and community facilities in order to implement a revitalizing model that will build upon CHA's Capital Improvement investments. Revitalization may take the form of any combination of consolidation, de-concentration, rehabilitation, renovation and new construction. The Master Site Plan deliverable will address physical and economic isolation including issues of inadequate access to retail and non-residential amenities, connectivity to broader community, natural and manmade barriers and vacant sites. It will identify the appropriate number of total units, unit density levels, housing tenancy, and building configurations that will establish a welcoming, diverse and empowered community that is economically viable and environmentally sustainable.

RESOLUTION NO. 2013-CHA-43

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 12, 2013 entitled Authorization to enter into a contract with Teska Associates, Inc. to provide master planning services at Altgeld Gardens – Phillip Murray Homes in an amount of \$335,000.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Teska Associates, Inc. to provide master planning services at Altgeld Gardens – Phillip Murray Homes in an amount of \$335,000.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.

(Item 6 – This Number Not Used)

The Motion to adopt resolution for Item 5 was seconded by Commissioner Cepeda and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda Dr. Mildred Harris Harriet Johnson Myra King Jack Markowski Bridget Reidy Z. Scott Rodrigo Sierra
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolution adopted.

Commissioner Adela Cepeda, Chairwoman of the Finance Committee, then presented her report. Per Commissioner Cepeda, the Finance Committee Meeting was held on Wednesday, June 12, 2013 at approximately 1:45 p.m. at the CHA Corporate Offices. Present at the meeting were Commissioners King, Markowski and Reidy. Finance staff provided the Committee with an update on the May 2013 Treasury and Cash Flow Report.

Commissioner Cepeda then presented an Omnibus Motion for the approval of the following three items:

(Item 7)

In 2006, the CHA was made a Housing Associate Member of the Federal Home Loan Bank (FHLB) of Chicago. The FHLB is a \$66 billion wholesale bank chartered by the US Congress to improve capital availability for housing in the financial markets. The FHLB relationship affords the CHA access to an array of products and services. Accordingly, the resolution for Item 7 approves obtaining a \$20 million Line of Credit from the Federal Home Loan Bank of Chicago to support the CHA Unit Acquisition Program at an interest rate not-to-exceed 1.5% for period not to exceed 36 months. This is the first time the CHA has used any FHLB loan products. Funds will be borrowed or line accessed only when needed for purchases or rehabilitation of properties as identified by CHA Plan of Unit Acquisition Program. HUD approval will be obtained prior to pledging collateral sourced with Federal cash or sourced with securities obtained with Federal funds. By undertaking this initiative, CHA leverages its existing investment with Government National Mortgage Association notes as a collateral source from non-federal funds; is able to obtain better timing and lower rates than other options and develops the CHA and FHLB partnership for future alternative funding mechanisms.

RESOLUTION NO. 2013-CHA-44

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 12, 2013 entitled “AUTHORIZATION TO OBTAIN A \$20 MILLION LINE OF CREDIT FROM THE FEDERAL HOME LOAN BANK OF CHICAGO TO SUPPORT THE CHA UNIT ACQUISITION PROGRAM AT AN INTERST RATE NOT-TO-EXCEED 1.5% FOR A PERIOD NOT TO EXCEED 36 MONTHS”; WITH HUD APPROVAL REQUIRED TO PLEDGE COLLATERAL SOURCED WITH FEDERAL CASH OR SOURCED WITH SECURITIES OBTAINED WITH FEDERAL FUNDS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT The Board of Commissioners authorizes the Chief Executive Officer or his designee to 1). obtain from the Federal Home Loan Bank of Chicago a \$20 Million Line of Credit, at an interest rate not-to-exceed 1.5%, for a period not to exceed 36- months, with HUD approval required to pledge collateral sourced with Federal cash or sourced with securities obtained with Federal funds; 2). execute in substantially the forms attached the following documents: Federal Home Loan Bank of Chicago Advances, Collateral Pledge, and Security Agreement (Attachment 1); EBanking Corporate Certificate of Authority and Certificate of Incumbency (Attachment 2) Federal Home Loan Bank of Chicago Safekeeping Agreement (Attachment 3) and Federal Home Loan Bank of Chicago Master Transactions Agreement (Attachment 4); and 3). execute all other documents as may be necessary or appropriate to implement the foregoing.

The Line of Credit will be used to support the CHA Unit Acquisition Program.

(Item 8)

On May 13, 2009, the Board, pursuant to a competitive procurement, authorized the CHA to enter into a contract with Cannon Cochran Management Services, Inc. (CCMSI) for a 2-year term with three (3) 1-year options to provide Third Party Administrator (TPA) claim services. Subsequently, CHA's Contracting Officer authorized Amendment No. 1 and Amendment No. 2 to exercise Option Years #1 and #2, as no additional funding was required. The Contracting Officer recently authorized Amendment No. 3 to add \$80,000 in additional funding for the balance of the second option term, which expires June 30, 2013. The resolution for Item 8 approves the third and final option year of Contract No. 9042 with CCMSI and increases the contract's not-to-exceed funding amount by \$220,000 adding it to the carry over balance available at the end of the current contract term. During the term of the current Contract, CCMSI has provided satisfactory and consistent claim services, which include a comprehensive claim and management reporting system, payment of all claim costs, investigation and determination of liability and coverage, thereby assisting the Authority in analyzing its risk and associated costs. Since the contract inception, CCMSI has processed approximately 2200 claims, and are currently managing nearly 200 open claims of all types.

RESOLUTION NO. 2013-CHA-45

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 12, 2013 entitled "AUTHORIZATION TO EXERCISE THIRD AND FINAL YEAR OF CONTRACT NO. 9042 WITH CANNON COCHRAN MANAGEMENT SERVICES, INC. FOR THIRD PARTY ADMINISTRATOR SERVICES".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the third and final option year of the Contract No. 9042 ("Contract") with Cannon Cochran Management Services, Inc., to provide third party administrator services and to increase the Contract's funding by an amount not-to-exceed of \$220,000 adding it to the carryover balance available at the end of the current Contract term..

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements

(Item 9)

The resolution for Item 9 approves a two year Service and Support Agreements with Yardi, Infor, Oracle and Salesforce.com for maintenance and support services for their respective software and systems. Yardi is the sole source provider for support and maintenance of the Yardi Voyager housing management system, which supports property management, asset management, housing choice voucher, occupancy and property accounting business processes. Infor, Inc. is the sole source provider for support and maintenance for Lawson's proprietary Enterprise Resource Planning (ERP) system. The CHA utilizes Lawson's ERP in the following business areas: procurement, general ledger, accounts payable, HR and payroll. Oracle is the sole source provider for support and maintenance of Oracle platforms, such as Oracle database and other Oracle Data Warehouse applications. The following CHA core business applications are all based on the Oracle database application platform: Resident Management Tracking System, Yardi Housing Management System, CHA Maximizing Productivity, CHA Reporting, and Primavera Project Management. Salesforce.com is the sole source for access the vendor's remotely hosted, cloud-based Salesforce computing platform, which is provided on a user-based subscription model to all clients. Salesforce.com is presently being used by Resident Services, the Housing Choice Voucher (HCV) program, and HCV's contracted vendors to monitor the performance of contracted vendors. Salesforce is also used by the HCV program to support and track activities related to its call center.

RESOLUTION NO. 2013-CHA-46

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 18, 2013 entitled "AUTHORIZATION TO ENTER INTO TWO (2) YEAR SERVICE AND SUPPORT AGREEMENTS WITH YARDI, INFOR, ORACLE AND SALESFORCE.COM FOR MAINTENANCE AND SUPPORT SERVICES FOR THEIR RESPECTIVE SOFTWARE AND SYSTEMS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into two (2) year service and support agreements: (1) with Yardi in an amount not-to-exceed \$540,000; (2) with Infor in an amount not-to-exceed \$500,000; (3) with

Oracle in an amount not-to-exceed \$480,000; and (4) with Salesforce.com in an amount not-to-exceed \$800,000, for vendors' respective software and system(s) in use by the CHA for fiscal years 2013 through 2015.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and insurance requirements, as applicable.

The Motion to adopt resolution for Items 7, 8 and 9 was seconded by Commissioner Sierra and the voting was as follows:

Ayes:

Deverra Beverly
Adela Cepeda
Dr. Mildred Harris
Harriet Johnson
Myra King
Jack Markowski
Bridget Reidy
Z. Scott
Rodrigo Sierra

Nays:

None

There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

A report from Mr. Charles Woodyard, Chief Executive Officer, then followed. Per Mr. Woodyard, Heartland Housing and the Center on Halsted broke ground earlier in the month to begin construction on the Midwest's first LGBTQ-friendly senior housing facility at 3600 N. Halsted Street in Lakeview. The project will provide 79 units of senior housing and will preserve a portion of the 23rd District Town Hall police station for the new facility. Like all CHA properties, the units will be available to all seniors regardless of sexual orientation. Construction is expected to be completed by Fall 2014. Mr. Woodyard then continued by announcing the opening of the IIT Coder Camp, a new summer program for CHA youth to show youth how to develop websites. IIT Coder Camp has received a high-volume response, with only 20 spots available. At completion of the camp, youth will have an online portfolio that can be used to market themselves as a freelancer. The CEO concluded his report by recapping the recent visit of former Chicago Bears Israel Idonije at the Seventh Annual All-Star Football and Cheer Camp held in West Pullman. Over 200 youth from the Chicagoland area participated in the free, one-day camp where youth practiced football drills with Idonije and prepared a cheer routine to perform at the end of the day.

Chairwoman Scott then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the June 18, 2013, meeting of the Board of Commissioners was adjourned at approximately 10:27 a.m.

Z. Scott
Chairwoman, Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records